



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION**  
**of the County of Los Angeles**

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Commissioners

March 29, 2016

The Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVE AN AMENDMENT TO EXTEND AN AGREEMENT TO NEGOTIATE EXCLUSIVELY  
WITH HOLLYWOOD COMMUNITY HOUSING CORPORATION FOR DISPOSITION OF 14733-  
14739 S. STANFORD AVENUE IN UNINCORPORATED WEST RANCHO DOMINGUEZ  
(DISTRICT 2) (3 VOTE)**

**SUBJECT**

This letter recommends approval of a one-year extension to the Agreement to Negotiate Exclusively ("ANE") executed on April 14, 2015, between the Community Development Commission ("Commission") and Hollywood Community Housing Corporation ("HCHC"), a California nonprofit public benefit corporation, for two Commission-owned properties located at 14733-14739 S. Stanford Avenue in unincorporated West Rancho Dominguez.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Approve and authorize the Executive Director or his designee to execute a one-year extension to the ANE, and if necessary, to terminate the ANE, between the Commission and HCHC, a California nonprofit public benefit corporation, for negotiation of a DDA for two Commission-owned properties located at 14733-14739 S. Stanford Avenue in unincorporated West Rancho Dominguez.
2. Authorize the Executive Director or his designee to execute amendments to the ANE to extend the term for a maximum of two additional years, if needed.
3. Find that approval of these actions, as described herein, is not subject to the provisions of the California Environmental Quality Act (CEQA), because the actions will not have the potential for causing a significant effect on the environment.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

2-D March 29, 2016

LORI GLASGOW  
EXECUTIVE OFFICER

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to execute an amended ANE with HCHC to negotiate the sale of the two Commission-owned properties at 14733-14739 S. Stanford Avenue in unincorporated West Rancho Dominguez.

**FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In 1991, the Commission purchased the 1.28 acre property at 14733-14739 S. Stanford Avenue in unincorporated West Rancho Dominguez using CDBG funds. HCHC has acquired the adjacent property located at 14803 S. Stanford Avenue and desires to combine these properties to develop up to 85 units of affordable housing that will provide supportive services for homeless adults who are frequent users of the Los Angeles County Department of Health Services, as well as low-income families.

On April 14, 2015, the Commission executed an ANE with HCHC to negotiate the disposition of the properties. The current ANE will expire on April 8, 2016. The project is experiencing delays due to a request for a zone change and density bonus. The project is also awaiting review and approval of an Initial Study/Mitigated Negative Declaration. The Los Angeles County Department of Regional Planning has indicated that entitlements and approval of the Initial Study/Mitigated Negative Declaration may take over a year.

**ENVIRONMENTAL DOCUMENTATION**

This action is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed actions will increase affordable housing and supportive services for homeless and low-income households within the unincorporated area of West Rancho Dominguez.

The Honorable Board of Commissioners

3/29/2016

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line extending to the right.

SEAN ROGAN

Executive Director

SR:CC:mb